

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-25770 - APPLICANT: YOUTH WITH A MISSION -
OWNER: ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. There shall be no loitering in front of the premises.
2. There shall be sufficient space provided in the reception area to accommodate clients.
3. Conformance to the conditions for Rezoning (Z-0059-99), if approved.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Social Service Provider in conjunction with a proposed Monastery at 522 West Washington Avenue. The site has a long history of social service uses with a residential component; this proposal is similar, with social services being provided in the south portion of the building and the living and operation of the missionary students and staff taking place in the west and east wings. The site is currently planned for Public Facility uses and will be compatible with neighboring zoning and uses. The recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
02/27/75	The Board of Zoning Adjustment approved a Special Use Permit (U-0009-75) for an alcohol rehabilitation center at 522 West Washington Avenue. Staff recommended approval.
11/21/89	The Board of Zoning Adjustment approved a Plot Plan Review [U-0009-75(1)] for the addition of dormitories in conjunction with an existing Special Care Facility at 522 West Washington Avenue. Staff recommended approval.
04/28/92	The Board of Zoning Adjustment approved a Plot Plan Review [U-0009-75(2)] for the proposed expansion of an existing Special Care Facility at 522 West Washington Avenue. Staff recommended the item be abeyed so that a parking variance could also be heard; however, the item was approved at this meeting with a condition requiring compliance with parking standards or approval of a variance.
12/01/99	The City Council approved a General Plan Amendment (GPA-0027-99) to amend a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facility) on 0.79 acre located east of F Street between Washington Avenue and Adams Avenue. The City Council also approved a related Rezoning (Z-0059-99) from R-4 (High Density Residential) to C-V (Civic) on the same property. The Resolution of Intent did not have an expiration date. The Planning Commission and staff recommended approval of both items. The requests included plans to construct a proposed women's treatment facility on the parcel to the north of the subject property.
02/03/05	Code Enforcement reported that trash and debris were removed from the alley adjacent to the site at 522 West Washington Avenue.
09/29/05	Code Enforcement reported that trash and debris were removed from the site at 522 West Washington Avenue.

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<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
01/30/89	A building permit (#89012521, Plan Check C-110-89) was issued for a new building shell at 522 West Washington Avenue. A final inspection was completed 04/05/89.
06/02/89	A building permit (#89027558, Plan Check M-91-89) was issued for an interior remodel at 522 West Washington Avenue. The permit expired 01/19/02.
10/12/90	A building permit (#90085646, Plan Check C-50-90) was issued for dormitory improvements at 522 West Washington Avenue. The permit expired 01/19/02.
08/20/92	<p>A building permit (#92157155, Plan Check C-98-92) was issued for reconstruction of the men's dormitory at 522 West Washington Avenue. A final inspection was completed 04/19/93.</p> <p>A building permit (#92157154, Plan Check C-98-92) was issued for a rebuild of administrative offices at 522 West Washington Avenue. A final inspection was completed 04/19/93.</p> <p>A building permit (#92157153, C-35-92) was issued for the demolition and rebuilding of the dormitory and dining wing at 522 West Washington Avenue. A final inspection was completed 04/19/93.</p> <p>A building permit (#92157152, Plan Check C-35-92) was issued for onsite improvements at 522 West Washington Avenue. A final inspection was completed 04/19/93.</p>
05/31/96	A building permit (#96010774, Plan Check L-2204-96) was issued for an iron fence at 522 West Washington Avenue. The permit expired 11/30/96.
03/11/98	A building permit (#98005049, Plan Check L-344-98) was issued for an interior remodel at 522 West Washington Avenue. A final inspection was completed 06/15/98.
08/03/00	A building permit (#00014438, Plan Check L-3410-00) was issued for a 9-foot by 47-foot patio cover at 522 West Washington Avenue. A final inspection was completed 08/21/00.
05/24/05	A building permit (OTC-43455) was issued for re-roofing (same material for same) at 522 West Washington Avenue. No final inspection has been completed; the last known inspection was for roof sheathing on 05/25/05. The permit expired 11/28/05.
09/05/07	A building permit (MECH-97230) was issued for replacement of seven existing air conditioning units (units to be same BTU and equal or less weight than original units) at 522 West Washington Avenue. No final inspection has been completed; no inspections have been conducted thus far (since 12/17/07).

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<i>Pre-Application Meeting</i>	
11/09/07	The applicant informed staff that the existing building on the site has been vacant for over a year. The proposed programs were described, as well as the proposed “monastery” use. This use was agreed upon between staff and the applicant during a previous meeting. The site will be parking deficient; however, the applicant explained that most of the social service clients will be using public transportation. Missionary staff and students will have common transportation or use the public transportation system.
<i>Neighborhood Meeting</i>	
01/03/08	A neighborhood meeting is not required for this application. However, a meeting is scheduled for 01/03/08 at the subject site (522 West Washington Avenue) to discuss issues related to this Special Use Permit request.
<i>Field Check</i>	
12/06/07	The site is developed with two buildings that join to form a courtyard at the rear alley. Windows not facing the street are boarded up, and there is some damage to the roof shingles on the side facing F Street. The courtyard area is closed off by a rolling gate and tall walls (6’8” per plans) with wrought iron on top to match the height of the gate. An approximately 6’ high wrought iron fence is constructed around the rest of the perimeter. Landscaping along the rights-of-way is in good condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.48

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse - vacant	PF (Public Facilities)	C-V (Civic)
North	Undeveloped	PF (Public Facilities)	R-4 (High Density Residential) under Resolution of Intent to C-V (Civic)
North	Multi-Family Residential - Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
South	Multi-Family Residential - Apartments	M (Medium Density Residential)	R-4 (High Density Residential)

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East	Single Family Residential - Duplex	M (Medium Density Residential)	R-4 (High Density Residential)
East	Multi-Family Residential - Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
West	Single Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan (Public Facility)	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020, minimum development standards for property in the C-V (Civic) District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The following standards have been established for the existing development on the subject site:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 SF	7,000 SF (3 lots = 21,000 SF total)	Y
Min. Lot Width	50 feet	50 feet	Y
Min. Setbacks			
• Front (F Street)	3.00 feet	3.00 feet	Y*
• Side	22.00 feet	22.00 feet	Y
• Corner Side	5.50 feet	5.50 feet	Y*
• Rear	10.08 feet	10.08 feet	Y
Max. Lot Coverage	None	48%	Y
Trash Enclosure	Screened, gated	Screened, gated	Y
Mech. Equipment	Screened	Screened	Y

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*The front and corner side yard frontages have landscape improvements within the rights-of-way up to the back of the existing sidewalks.

Pursuant to Title 19.08.060, the site is subject to Residential Adjacency standards. However, this application requests approval of a use only; the building footprint or height will not be altered in any way. Therefore, the standards do not apply to this request.

Pursuant to Title 19.06, minimum development standards for property in the C-V (Civic) District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The following table compares what is provided on the site with current Title 19 requirements.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Social Service Provider	4,676 SF	One space per 300 SF GFA	16				
Convent or Monastery	48 beds 5,448 SF	One space per 3 beds	16				
SubTotal	10,124 SF		30	2	15	2	Y*
TOTAL			32		17		Y*
Percent Deviation					47%		

*Title 19 parking standards are not automatically applied; however, adequate justification must be shown to allow less than the required number of parking spaces.

ANALYSIS

- Zoning**

The site is zoned C-V (Civic) and is in conformance with the existing PF (Public Facilities) General Plan designation on this parcel and the parcel to the north, which had also been rezoned C-V. A Social Service Provider use has determined to be permitted in the C-V District with approval of a special use permit. The Monastery use, which most closely fits the description of the activities proposed for the facility, is deemed to be a permitted use in this district.

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Existing multi-family uses are located to the north, south and east; a duplex is also located to the east. A single family residence is located to the west.

This location has been the site of an alcohol treatment center since the early 1970s. The use had been in operation for several years prior to the approval of a Special Use Permit (U-0009-75). Dormitories for patients were approved in 1989.

- **Use**

A Social Service Provider is defined in Title 19.20 as “a facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. The term includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter, or an adult day care center.”

The south portion of the 10,124 square foot building (containing 4,676 square feet) will house social services for low and middle income citizens that include classrooms for teaching English as a Second Language classes, computer classes, basic home makeover classes and parenting classes; a free pediatric medical clinic with two treatment rooms totaling 309 square feet; offices for administrative services and after-school study; and a food pantry. A 133 square foot waiting room is provided for clients of the social services who enter from Washington Avenue.

The northeast and northwest wings of the building (containing 5,448 square feet) will house the monastery use for an established missionary organization. These wings consist of 12 dormitory-style rooms for men and women who comprise the staff, students and visitors to the organization. Up to 48 persons may be accommodated within these facilities for residential purposes. Administrative and religious activities will take place in a conference room at the southeast corner of the building.

The existing parking facilities onsite do not meet current Title 19 requirements. The Social Service Provider and Monastery uses require a minimum of 32 parking spaces; however, the site is only able to provide 17 spaces, located in the alley behind the building and within a gated courtyard. Two van-accessible handicapped spaces will be provided as part of the total. The applicant indicates that client traffic to the social services portion of the building will be controlled, as services are only provided by appointment. In addition, it is anticipated that many clients will be within walking distance of the facility or to a bus stop. The nearest bus lines are along Washington Avenue (Route #208) and D Street (Route #214). The applicant estimates that about 90 percent of the staff and students of the monastery will not have access to their own vehicles and will either use public transportation or vans provided by the organization.

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Finally, in the C-V District, development standards were determined by a site development plan approved at the time of rezoning in 1999 and compatibility with proposed uses. For these reasons, the parking provided will be sufficient to accommodate the proposed uses.

Preliminary discussions with Building and Safety and Fire and Rescue Department staff indicate that the existing building can feasibly accommodate the proposed occupancy for the dormitories. A specific code analysis will be performed at the time of plan check for building permits.

- **Conditions**

There are no base conditions for consideration of a special use permit for a Social Service Provider. However, the following data has been supplied that could potentially limit the use:

- Hours of operation are tentatively scheduled for 1:30 p.m. to 5:30 p.m. Mondays; 9:00 a.m. to 5:00 p.m. Tuesdays through Fridays; some services may be available on weekends. The medical clinic is not expected to be open in the evenings, but ESL classes are planned twice a week from 7:00 p.m. to 9:00 p.m. A student resource center is proposed to be open from 9:00 a.m. to 9:00 p.m. Tuesday through Friday.
- The reception area is 133 square feet in size and is adjoined to a common area that is 1379 square feet.
- The facility will be staffed by volunteers of Youth With A Mission, an international religious organization providing missionary training and social services.
- The nearest bus stop is approximately 300 feet east of the proposed location, and serves Routes #208 (Washington) and #214 (D Street).

FINDINGS

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The Social Service Provider use proposed for this site can be conducted in a manner that is harmonious and compatible with the existing single and multi-family residential uses that surround it. Appointments are used to control the number of clients entering or leaving the facility.

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- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site has been used to provide social service-type uses as an alcohol rehabilitation facility for approximately 30 years. The facility included residential dormitory units for patients. The proposed Social Service Provider use will have the intensity of a typical medical office, with many clients using public transportation. The Monastery use is expected to have minimal impact on surrounding properties, as vehicle traffic to and from the site will be very limited. For this reason, the provided parking on the site will be adequate to meet the needs of these uses.

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site is served by a 20-foot wide alley with access to F Street, a 70-foot wide local street, for which only 45 feet is currently improved. F Street has access to Washington Avenue, classified as an 80-foot wide Secondary Collector by the city’s Master Plan of Streets and Highways, although currently only 70 to 75 feet are dedicated. These facilities will be adequate to meet the requirements of the Social Service Provider use, as traffic to the site is expected to be minimal and spread out over the course of any one day.

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The use will be subject to licensing requirements and conditions of approval and will therefore not compromise the public health, welfare or safety.

- 5. The use meets all of the applicable conditions per Title 19.04.**

There are no base conditions for consideration of a special use permit for a Social Service Provider. However, conditions have been placed on the use prohibiting loitering outside the building and requiring sufficient reception area inside the building to accommodate the anticipated number of daily clients.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 176

APPROVALS 1

PROTESTS 0